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## BOOK NOTICES.

*The American Digest Annual, 1896.* The West Publishing Company, St. Paul, Minn. Law sheep, 6,343 pages.

The value of the American Digest as an aid to the rapid examination of recent decisions is almost too apparent to require comment by us. It suffices to say that the edition for 1896 is prepared with the same painstaking care as the previous editions, and that the arrangement of the whole subject is as clear and systematic as ever. The latest issue is well bound, has a patent marginal index, and at the end of the book a table of the cases affirmed or overruled by the decisions digested in the body of the work.

*Elements of the Law of Contracts.* By Edward Avery Harriman, Professor of Law in the Northwestern University Law School. Cloth, 307 pages. Little, Brown & Company, Boston, Mass., 1896.

In this treatise by Mr. Harriman the attempt has been made for the first time, we believe, to explain the rules of law relating to contracts "in accordance with the actual historical development of those rules." That the attempt has been a successful one no one can doubt after reading the book. Another leading feature of the work is the exposition of the principle that contractual obligation may be due to the act of one party or of two. These two varieties the author distinguishes by the terms "unifactoral" and "bifactoral." At the beginning of the book is a brief historical introduction and then the subject is treated in detail, taking up first the formation of a contract and then the facts which affect its validity. It is written in a scholarly style and well-calculated to sustain the high standard which the rest of the "Student's Series" have established.

*Marketable Title to Real Estate.* By Chapman W. Maupin, of the Washington, D. C., Bar. Law sheep, 820 pages text. Baker, Voorhis & Company, New York, 1896.

An author whose text book serves to lighten the labors of counsel in preparing cases ought certainly to earn the lasting gratitude of the legal profession. No treatise could be better calculated to attain this result than Mr. Maupin's latest work. It treats purely of the rights of vendor and purchaser in respect to the title to the property sold, and of the remedies of the purchaser; "precautionary, where it is anticipated that the title